

040.A

0001

0022.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

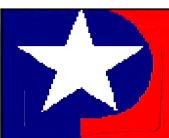
878,000 / 878,000

USE VALUE:

878,000 / 878,000

ASSESSED:

878,000 / 878,000


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
20-22		PARK ST, ARLINGTON

OWNERSHIP

Unit #: 22

Owner 1: WATTS ROSS L/ TRUSTEE

Owner 2: ROSS L WATTS 2008 TRUST

Owner 3:

Street 1: 22 PARK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WATTS ROSS L -

Owner 2: -

Street 1: 22 PARK ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Clapboard Exterior and 1852 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7740										G7	1.					

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct
102	0.000	878,000			878,000				271701
						GIS Ref			
						GIS Ref			
						Insp Date			05/31/18
						Parcel ID			040.A-0001-0022.0
						Date			!15214!
						Prior Id # 1:			26304
						Prior Id # 2:			
						Prior Id # 3:			
						Prior Id # 1:			
						Prior Id # 2:			
						Prior Id # 3:			
						Date			12/30/21 20:22:23
						Time			
						LAST REV			
						Date			08/05/20 10:41:30
						Time			mmcmakin
						PAT ACCT.			15214
						Notes			
						Grantor			
						Legal Ref			
						Type			
						Date			
						Sale Code			
						Sale Price			
						V			
						Tst			
						Verif			
						Notes			
						WATTS ROSS L,			
						75216-236			
						2			
						7/27/2020			
						Convenience			
						1			
						No			
						No			
						686,000			
						No			
						External Ins			
						BR			
						B Rossignol			
						4/4/2005			
						Inspected			
						BR			
						B Rossignol			
						ACTIVITY INFORMATION			
						Date			
						Result			
						By			
						Name			
						5/31/2018			
						Measured			
						DGM			
						D Mann			
						3/15/2006			
						BR			
						B Rossignol			
						4/4/2005			
						BR			
						B Rossignol			
						Sign:			
						VERIFICATION OF VISIT NOT DATA			
						_____/_____/_____			

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 8 - Condo TnHs.				Full Bath: 2	Rating: Very Good			OF=SHWRSTALL & SINK.													
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall:		%		OthrFix: 2	Rating: Very Good																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1													
Color: GRAY				A Kits:	Rating:																
View / Desir:				Frl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: B+ - Good (+)				CONDOS INFORMATION																	
Year Blt: 2005	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G7		Fact:	.	Floor: M - Multi-Level																	
Const Mod:				% Own: 50.000000000																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.2 %			Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal	1 - Drywall			Functional:		%		Interior:	1	6	3	M									
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T - Typical				Special:		%		Kitchen:													
Prim Floors: 3 - Hardwood				Override:		%		Baths:													
Sec Floors:		%		Total:	4.2 %			Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 250.00				Heating:													
Bsmnt Gar: 1				Size Adj.: 0.82397407				General:													
Electric: 3 - Typical				Const Adj.: 1.04989493				COMPARABLE SALES				SUB AREA									
Insulation: 3 - Typical				Adj \$ / SQ: 216.272				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL								
Int vs Ext: S				Other Features: 64448				GLA	Gross Liv Ar		1,852	216.270	400,535	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Heat Fuel: 2 - Gas				Grade Factor: 1.46																	
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.35000002																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 916482																	
% Com Wal	% Sprinkled			Depreciation: 38492																	
				Deprecated Total: 877990																	
				WtAv\$/SQ:		AvRate:		Ind.Val													
				Juris. Factor: 1.00		Before Depr:	426.27														
				Special Features: 0		Val/Su Net:	474.08														
				Final Total: 878000		Val/Su SzAd	474.08														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 040.A-0001-0022.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N					Total Yard Items:				Total Special Features:			Total:									